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June 8, 2016

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

#13 OF JUNE 8, 2016

*Lori Glasgow*  
LORI GLASGOW  
EXECUTIVE OFFICER

Agenda No. 2  
11/24/15

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Re: **PROJECT NUMBER R2014-02734-(1)**  
**CONDITIONAL USE PERMIT NUMBER 2014-00129-(1)**  
**FIRST SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing on the above-referenced project to authorize the sale of alcoholic beverages for off-site consumption in connection with the operation of an existing 7-Eleven convenience store located at 5105 East Olympic Boulevard in the unincorporated community of East Los Angeles. At the conclusion of the hearing, you indicated your intent to approve the conditional use permit for the project and instructed our office to prepare appropriate findings and conditions for your consideration. Enclosed are the findings and conditions for your consideration.

Very truly yours,

MARY C. WICKHAM  
County Counsel

By

*Elaine M. Lemke*

ELAINE M. LEMKE  
Acting Assistant County Counsel  
Property Division

APPROVED AND RELEASED:

*Thomas J. Faughnan*  
THOMAS J. FAUGHNAN  
Senior Assistant County Counsel

EML:vn  
Enclosures

c: Sachi A. Hamai, Chief Executive Officer  
Lori Glasgow, Executive Officer, Board of Supervisors  
Richard J. Bruckner, Director, Department of Regional Planning

HOA.100660410.1

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
PROJECT NUMBER R2014-02734-(1)  
CONDITIONAL USE PERMIT NUMBER 2014-00129-(1)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on November 24, 2015, in the matter of Project No. R2014-02734-(1), consisting of Conditional Use Permit No. 2014-00129-(1) ("CUP"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the project on January 14, 2015.
2. The permittee, 7-Eleven Inc. ("permittee"), requests the CUP to authorize the sale of beer and wine for off-site consumption within an existing convenience store ("Project") located at 5105 East Olympic Boulevard in the unincorporated community of East Los Angeles ("Project Site").
3. Pursuant to Los Angeles County Code ("County Code") Section 22.28.210, the sale of alcoholic beverages for off-site consumption in connection with the operation of an existing convenience store is permitted in the C-3 (Unlimited Commercial) zone provided a CUP is first obtained. Additionally, pursuant to Section 22.56.195.A.(1), establishments that do not currently, but propose to, sell alcoholic beverages, for either on-site or off-site consumption require a CUP. To sell beer and wine for off-site consumption, the permittee must first obtain a Type 20 license from the California Department of Alcoholic Beverage Control ("ABC").
4. The Project Site is 0.37 gross acres (0.16 net acres) in size and consists of one lot. The Project Site is rectangular in shape and is developed with a 2,624-square-foot store and a parking lot.
5. The Project Site is zoned C-3 (Unlimited Commercial) which allows for the sale of alcohol in connection with the operation of an existing convenience store with the approval of a CUP. The Project Site is also located within the East Los Angeles Community Standards District which has development standards for uses in the C-3 zone.
6. The Project Site is located within the Community Commercial land use category of the East Los Angeles Community Plan Land Use Policy Map.
7. Surrounding zoning within a 500-foot radius includes:  
  
North: R-3 (Limited Density Multiple Residence);  
South: R-3, C-3, and IT (Institutional);  
East: R-3 and C-3; and  
West: C-3, C-M (Commercial Manufacturing), and M-1 (Light Manufacturing).

8. Surrounding land uses within a 500-foot radius include:
- North: Single-family and multi-family residences;
  - South: Single-family residences, multi-family residences, an elementary school, a carwash, a gas station, auto sales, a candy manufacturer, restaurants, a banquet hall, and an office;
  - East: Single-family residences, multi-family residences, a market, retail stores, auto repair, a boxing club, and a beauty salon; and
  - West: Single-family residences, multi-family residences, a church, offices, retail, auto repair, and a car wash.
9. The Project Site was zoned C-3 in 1929 with the adoption of Ordinance No. 1690 and the building was constructed in 1978. In 2014, an existing laundromat was converted to a convenience store with the approval of Plot Plan No. 2013-01296.
10. The site plan for the Project Site depicts an existing 2,624-square-foot building located in the northern portion of the property and a parking lot to the south. The floor plan identifies five coolers on the eastern side of the store where the beer and wine are proposed to be located.
11. The Project Site is accessible via Olympic Boulevard to the south and Vancouver Avenue to the west. Primary access to the Project Site is via an entrance/exit on Olympic Boulevard. Secondary access to the Project Site is via an entrance/exit on Vancouver Avenue.
12. The existing on-site parking lot contains nine parking spaces; five are standard-sized, three are compact, and one is designated as an accessible parking space.
13. The County Sheriff's Department ("Sheriff") indicated the convenience store has been open for less than a year and there have been no calls for service since it opened. After summarizing the calls for service for the Project location, the Sheriff provided recommended conditions to prevent excessive alcohol consumption, prohibit congregating and drinking outside of the building, and ensure that management contacts local law enforcement if problems arise at the Project Site.
14. ABC provided statistics for the crime reporting district indicating that the total number of offenses in Reporting District 286 is 484 and the average number of offenses per district is 85.7; therefore, the Project Site is located in a high-crime reporting district. The number of licenses allowed in Census Tract 5317.02 is three and there are currently four existing licenses; therefore, ABC indicated that there is an undue concentration of licenses in this area.
15. Prior to the Commission and Board public hearings on the Project, Staff from the Department of Regional Planning ("Regional Planning") determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et

- seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the sale of beer and wine for off-site consumption within an existing convenience store, with negligible or no expansion of use beyond that which was previously existing.
16. The Montebello Unified School District submitted a letter dated November 19, 2014, that expressed support for the Project.
  17. On January 14, 2015, a duly-noticed public hearing was held by the Commission. The permittee's representative presented testimony in favor of the request and answered questions presented by the Commission. Nine people provided testimony in support of the Project and one person expressed concern with the addition of another business serving alcohol in the community. County Counsel proposed a change to the last sentence of what is now Condition No. 47 to read: "If the Director determines that the permittee has been unable to acquire an expired license despite best efforts, the Director shall grant an extension or extensions which cumulatively shall not exceed one year." There being no further testimony, the Commission closed the public hearing and adopted the recommended change proposed by County Counsel and agreed to by the permittee. That change has been made in the attached conditions.
  18. The decision of the Commission was appealed to the Board on January 25, 2015, by Gustavo Casas, a nearby resident. Mr. Casas' appeal contended that: there was a lack of notice for the Commission hearing; churches and schools are located within 200 and 500 feet, respectively, of the Project Site; there will be negative economic impacts on neighboring stores; an already high concentration of alcohol sales in the area already exist; and approval of the CUP could increase crime in the area.
  19. The Board held its public hearing on the Project on November 24, 2015. At the hearing, Regional Planning staff briefly explained the Project. Staff advised that the permittee is purchasing a Type 20 ABC license so no additional alcohol licenses would be added in the area by this Project. Supervisor Hilda Solis in whose supervisorial district the Project is located requested the addition of four conditions to the CUP. The requested conditions were: (1) limitation of alcohol displays/sales to no more than five percent of the store's total shelf space in designated coolers; (2) a requirement that the store add a minimum 30-square-foot display area near the entrance to the store devoted to the sale of fresh produce and healthy foods such as yogurt, cheese, eggs, and legumes; (3) prohibition of alcohol sales between the hours of midnight and 6:00 a.m.; and (4) a prohibition of temporary signs or banners at the store. The permittee accepted these conditions.
  20. There were seven speakers at the Board hearing, the permittee's representative and six individuals who opposed the Project. The permittee's representative testified about its community outreach efforts. He also testified that there were

15 people in attendance at the hearing in support of the Project who stood when requested verifying their attendance, but who waived their right to speak unless there were questions from the Board. In response to a question from Supervisor Solis, the permittee's representative testified that the floor plan of the store was changed to allow the healthy foods display to "make sure it's the first thing you see when you walk in" the store, and indicated that this had been a suggestion from the Supervisor's office to deal with the "food desert" nature of the neighborhood, which the company decided to include in other stores.

21. The six individuals testifying against the Project included owners of nearby businesses, a neighboring residential resident, and two additional people. Concerns raised by opponents included negative commercial impacts on neighboring businesses, most of which were small businesses, the potential for increased crime due to lengthy hours for alcohol sales and crime fueled by alcohol consumption, and a lack of need for additional business that sells alcohol. Opponents presented a petition against the Project with 300 signatures.
22. In response to the concerns raised regarding crime, the permittee pointed out that it had agreed to limit the hours for sale of alcohol, that there was improved lighting, and that the franchisee would receive appropriate training that included working with the community and law enforcement.
23. After completion of the public testimony, the Board closed the public hearing, found the Project was entitled to a categorical exemption under CEQA, indicated its intent to approve the Project, and instructed County Counsel to prepare appropriate findings and conditions for such an approval.
24. The Board finds that the Project is consistent with the goals and policies of the East Los Angeles Community Plan ("Community Plan"), a component of the County General Plan, based on the following. The Community Commercial land use designation is intended for local-serving uses, like the existing convenience store. The sale of beer and wine is ancillary to the business and is therefore consistent with the allowed uses of the underlying land use category. The Community Plan contains policies to ensure compatibility of development with the surrounding area. The Community Plan seeks to "[p]romote coordination and development of existing businesses and encourage upgrading to improve their economic status." (East Los Angeles Community Plan Economic Development Policies, page five.) The addition of beer and wine sales as an ancillary use to the convenience store will help to ensure the continuing financial viability of the business.
25. The Board finds that the Project is consistent with the C-3 zoning classification because the sale of alcohol in conjunction with the convenience store use is permitted in the C-3 zone with a CUP pursuant to Section 22.28.210 of the County Code.

26. Conditions will provide additional safety measures, such as the maintenance of on-site security cameras and adequate lighting, in an effort to ensure that the business will continue to operate in a safe, neighborly manner. Based on the foregoing, the Board finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
27. Regional Planning staff visited the Project Site on September 25, 2014, and found that the existing facilities include parking, signage, and façade design that are consistent with Plot Plan No. 2013-01296. Based on the foregoing, the Board finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features that are required to integrate the Project into the surrounding area.
28. The Project Site is accessible from Olympic Boulevard, an existing major highway, and is located along a proposed Class II Bike Path as classified in the 2012 Bicycle Master Plan adopted by the Board of Supervisors on March 13, 2012. There is also a bus stop located along Olympic Boulevard in the southwestern corner of the intersection of Olympic Boulevard and Vancouver Avenue. Based on the foregoing, the Board finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and other public or private service facilities as are required.
29. There are two sensitive uses within a 600-foot radius of the Project Site. A church, located approximately 400 feet to the west of the Project Site, is separated from the convenience store by an entire block of retail stores. An elementary school, located approximately 500 feet to the southwest of the Project Site, is buffered from the convenience store by both Vancouver Avenue and Olympic Boulevard. Based on the foregoing, the Board finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
30. The Board finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area. There are residences to the north of the Project Site; however, there is a 20-foot-wide alley that separates the residential uses from the commercially-zoned properties lining Olympic Boulevard.
31. ABC indicated that there is an undue concentration of licenses within the census tract and, therefore, a finding of public convenience or necessity is required to issue authorization to allow for alcohol sales. The Board finds that granting this

CUP to sell beer and wine for off-site consumption at an existing 7-Eleven store will serve as a public convenience to the surrounding neighborhood and patrons of the establishment, and is a complementary use for the store. Also, the Board finds that pursuant to County Code Section 22.56.195, the addition of alcohol sales at the proposed location will not result in an undue concentration of similar premises because there is a separation of not less than 500 feet between the other alcohol-selling establishments and the Project Site.

32. The Board finds that there are no other businesses selling alcohol within 500 feet of the Project Site. Furthermore, the sale of alcohol will be incidental to the sale of other convenience items within the store. Based on the foregoing, the Board finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
33. A site visit by Regional Planning staff confirmed that the property is well-maintained. Conditions related to property maintenance will ensure that the exterior appearance of the building will remain clean and free of graffiti. Based on the foregoing, the Board finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
34. The Board finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to fifteen (15) years.
35. The Board finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearings by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the East Los Angeles Library.
36. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other

persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The requested use will not result in an undue concentration of similar premises.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

**THEREFORE, THE BOARD OF SUPERVISORS:**

- 1. Finds that the project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 2014-00129-(1), subject to the attached conditions.

**CONDITIONS OF APPROVAL**  
**PROJECT NUMBER R2014-02734-(1)**  
**CONDITIONAL USE PERMIT NUMBER 2014-00129-(1)**

1. This grant authorizes the sale of beer and wine for off-site consumption within an existing convenience store subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, the owners of the property, and any other person, corporation, or other entity making use of this grant.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 11. Notwithstanding the foregoing, this Condition No. 4 and Condition Nos. 5, 6, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000 from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.
  - a. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is

no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein.

Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

- 7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
- 8. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
- 9. This grant shall terminate 15 years after the date of final approval. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
- 10. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
- 11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$1,600. The deposit shall be placed in a performance fund, which shall be used exclusively to

compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) or biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, three (3) copies of a modified Exhibit "A" shall be submitted to Regional Planning within 30 days of the date of final approval.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
20. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

#### PERMIT SPECIFIC CONDITIONS

21. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector, or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
22. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Chapter 22.52, Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
23. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
24. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.
25. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

26. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier or similar public service area. Such telephone numbers shall be visible by and available to the general public.
27. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
28. No sale of alcoholic beverages shall be made from a drive-in window.
29. There shall be no beer sold in containers under one quart or in less than six-pack quantities.
30. No display of alcoholic beverages shall be made from an ice tub.
31. Employees on duty between the hours of 10:00 p.m. and midnight who sell alcohol shall be at least 21 years of age.
32. No alcoholic beverages shall be displayed within five feet of the cash register or the front door.
33. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
34. No malt liquors and/or malt based products with alcoholic content greater than five percent by volume shall be sold.
35. The sale of fortified wines is prohibited.

#### PROJECT SITE SPECIFIC CONDITIONS

36. This grant shall authorize the sale of beer and wine for off-site consumption within the existing convenience store.
37. Alcohol sales shall be prohibited between the hours of midnight and 6:00 a.m. seven days a week.
38. The permittee shall display alcoholic beverages only in the coolers designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises. The shelf space devoted to the display of alcoholic beverages shall be no more than five percent of the store's total shelf space as depicted in the approved shelf plan.

39. There shall be a display area with a minimum area of 30 square feet located prominently near the store entrance that is devoted to the sale of fresh produce and healthy food products such as, but not limited to, yogurt, cheese, eggs, and legumes as depicted on the approved floor plan labeled Exhibit "A."
40. The coolers designated for the storage of alcoholic beverages as shown on the Exhibit "A" shall be locked during non-sale hours.
41. At least two on-site security cameras shall be maintained in good operating condition within the convenience store and shall be in operation during regular business hours. Footage from the security cameras shall be retained at least 30 days, during which time it shall be made available to law enforcement upon request.
42. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.
43. The permittee shall provide adequate lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant.
44. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.
45. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines.
46. No outside storage is permitted on the subject property.
47. The permittee is required to purchase an existing alcohol license in the East Los Angeles community no later 30 days after the date of final approval of this grant. If, despite evidence provided to the Director of best efforts to obtain an expired license, the permittee requires additional time, then the permittee may request additional time in writing from the Director. If the Director determines that the permittee has been unable to acquire an expired license despite best efforts, the Director shall grant an extension or extensions which cumulatively shall not exceed one year.
48. Temporary signs or banners shall not be displayed on the outdoor area of the subject property, including but not limited to, exterior walls or fascia of the building, or on any fence.